

Message

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**From:** Chris Cline [chris\_cline@fws.gov]  
**Sent:** 10/4/2019 7:56:48 PM  
**To:** Parker, Robert [Parker.Robert@epa.gov]  
**CC:** Douglas Bacon [dbacon@utah.gov]; Dana Jacobsen [dana.jacobsen@sol.doi.gov]  
**Subject:** Plumb Property mapping  
**Attachments:** FEMA Flood Plain Map - Pace Ranch.tif

Hi Rob- Here is one of the maps we've received from the Plumb group in response to our request for maps that show the property in question superimposed over a terrain map, and containing layers that describe acres of upland vs. wetland.

It's not much to work with. For example, I don't even see the property outlines superimposed on the map, so how am I supposed to tell what's wetland and upland if I can't figure out where the property is?

Unfortunately I don't have any GIS support, and I'm wondering if your GIS folks can help us out. Would it be possible for you to ask them to produce a fairly simple map that shows:

- 1) A terrain base-layer
- 2) The location of the Plumb property (Parcel SS-27) shown on that base layer, showing the final build-out on the parcel-- where will development occur, and what will remain as open space?
- 3) Outlines of the wetland designation performed by TetraTech (in 2011 or 2012?)  
A numeration of upland vs. wetland acres on the parcel in question would be super helpful, too.
- 4) Summit County's "natural open space" zone as shown on their county planning maps

So, not really complicated, but I thought I'd check if I could get this information "in house" to see if I can get it relatively quickly/easily before going through lawyer-intermediated communication to get this info. It may be that you can't provide all of Item 2 (e.g., the final building plans), but whatever info/mapping you may have would be good for a start.

Thanks and call if you have any questions-  
Chris

**From:** Jacobsen, Dana <dana.jacobsen@sol.doi.gov>  
**Sent:** Friday, October 4, 2019 10:29 AM  
**To:** Chris Cline <chris\_cline@fws.gov>  
**Subject:** Fwd: [EXTERNAL] FW: Question from FWS

FYI.

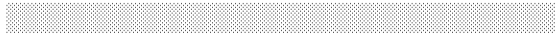
----- Forwarded message -----

**From:** Peterson, Steven D. <petersons@ballardspahr.com>  
**Date:** Fri, Oct 4, 2019 at 10:26 AM  
**Subject:** [EXTERNAL] FW: Question from FWS  
**To:** Jacobsen, Dana <dana.jacobsen@sol.doi.gov>  
**Cc:** Walter J Plumb <drwjplumb@gmail.com>, Philip Plumb (psplumb@gmail.com) <psplumb@gmail.com>, Laurie Goldner <LGoldner@barr.com>

Hi Dana,

Please see the attached Flood Plain Map and the Email below from our external consultant, Laurie Goldner. As she confirms, none of the 152 acres is located in a Flood Plain. Please call me with any questions.

**Steven D. Peterson**



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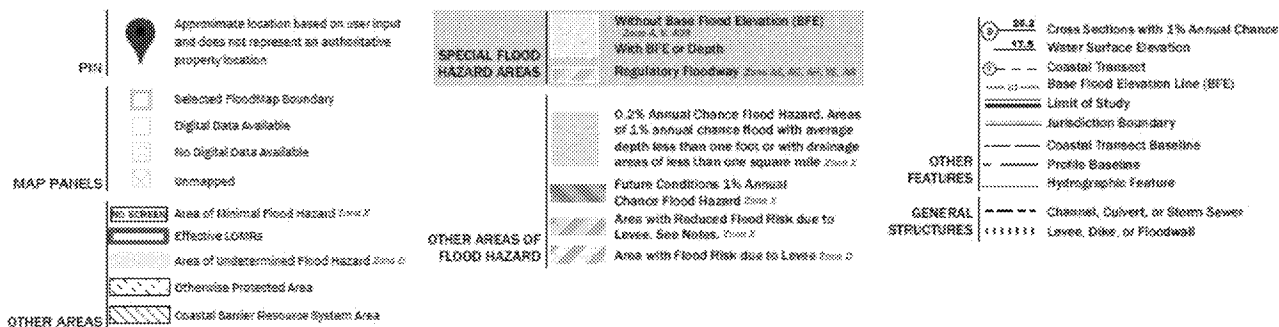
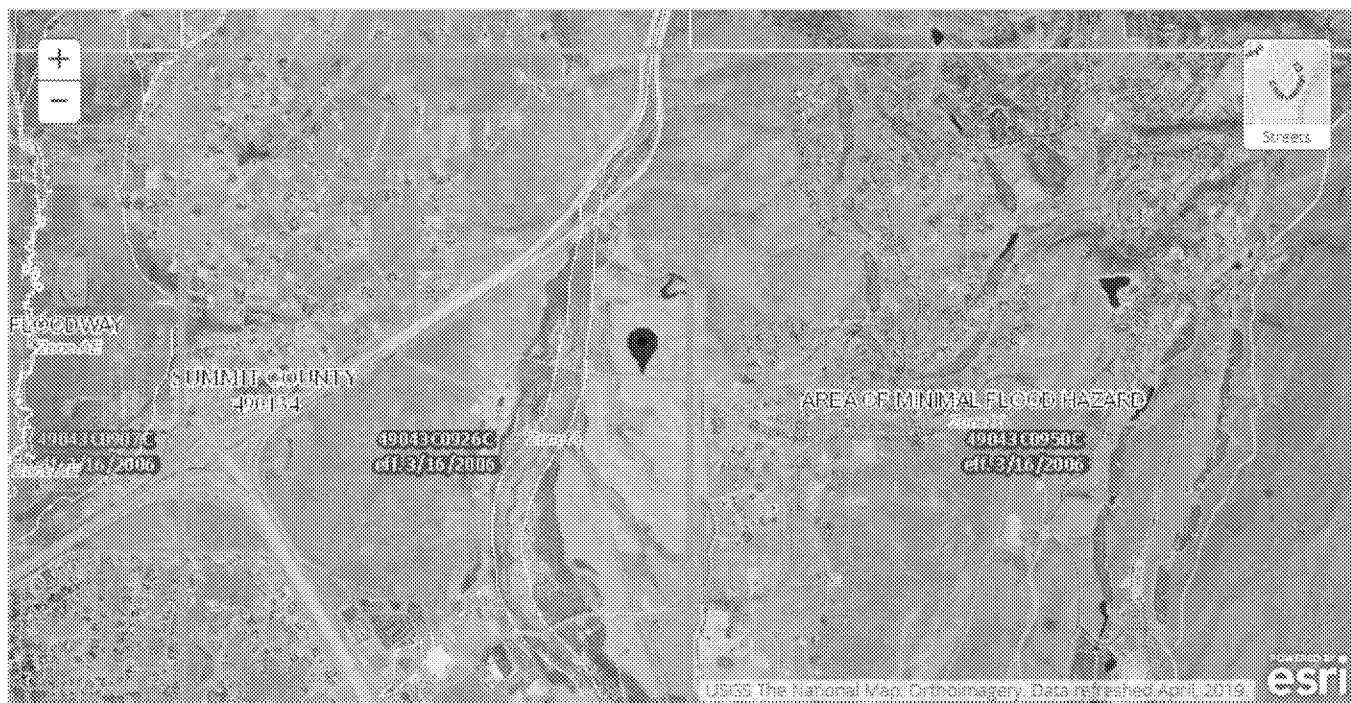
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**From:** Laurie Goldner <[LGoldner@barr.com](mailto:LGoldner@barr.com)>  
**Sent:** Thursday, October 3, 2019 5:32 PM  
**To:** 'Philip Plumb' <[psplumb@gmail.com](mailto:psplumb@gmail.com)>  
**Cc:** Peterson, Steven D. (SLC) <[petersons@ballardspahr.com](mailto:petersons@ballardspahr.com)>; Walter J Plumb <[drwjplumb@gmail.com](mailto:drwjplumb@gmail.com)>  
**Subject:** RE: Question from FWS

**EXTERNAL**

Phil-

See the attached FEMA Floodplain Map. It shows the floodplain to the west of the railroad, now Rail Trail. The whole property is not within the flood zone, which is the only area mapped. The whole property relative to the blue rectangle (area on the FEMA map) is shown on this screen shot from FEMA's website.



Laurie Goldner, PhD

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**From:** Philip Plumb <[psplumb@gmail.com](mailto:psplumb@gmail.com)>

**Sent:** Thursday, October 3, 2019 3:23 PM

**To:** Laurie Goldner <[LGoldner@barr.com](mailto:LGoldner@barr.com)>; Peterson, Steven D. (SLC) <[petersons@ballardspahr.com](mailto:petersons@ballardspahr.com)>; Walter J Plumb <[drwjplumb@gmail.com](mailto:drwjplumb@gmail.com)>

**Subject:** Re: Question from FWS

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Laurie,

Is there any chance we could get a flood plain map showing that none of the 152 acres of the Pace Ranch is located in the flood plain? Steve thinks it would be best to get some third party verification of this. Let us know and thanks for your help.

On Thu, Oct 3, 2019 at 2:54 PM Philip Plumb <[psplumb@gmail.com](mailto:psplumb@gmail.com)> wrote:

----- Forwarded message -----

From: **Peterson, Steven D.** <[petersons@ballardspahr.com](mailto:petersons@ballardspahr.com)>

Date: Fri, Sep 27, 2019 at 7:48 AM

Subject: Fwd: Question from FWS

To: Walter J. Plumb III <[drwjplumb@gmail.com](mailto:drwjplumb@gmail.com)>

Cc: Philip Plumb <[psplumb@gmail.com](mailto:psplumb@gmail.com)>

Walt, please the email below and the requested follow up.

Sent from my iPhone

Begin forwarded message:

From: "Piggott, Amelia" <[Piggott.Amelia@epa.gov](mailto:Piggott.Amelia@epa.gov)<<mailto:Piggott.Amelia@epa.gov>>>

Date: September 27, 2019 at 6:59:50 AM MDT

To: "Peterson, Steven D." <[petersons@ballardspahr.com](mailto:petersons@ballardspahr.com)<<mailto:petersons@ballardspahr.com>>>

Subject: FW: Question from FWS

 EXTERNAL

Steven,

Please see the email below. Apologies, my brain swapped your name and address with a similarly named EPA employee.

Thanks,

ap

Amelia Piggott

Senior Assistant Regional Counsel

CERCLA Enforcement Section  
Office of Regional Counsel  
U.S. EPA Region 8  
(303) 312-6410

From: Piggott, Amelia  
Sent: Thursday, September 26, 2019 2:28 PM  
To: Stevenson, Peter <[Stevenson.Peter@epa.gov](mailto:Stevenson.Peter@epa.gov)<mailto:[Stevenson.Peter@epa.gov](mailto:Stevenson.Peter@epa.gov)>>; Walter Plumb  
<[drwjplumb@gmail.com](mailto:drwjplumb@gmail.com)<mailto:[drwjplumb@gmail.com](mailto:drwjplumb@gmail.com)>>  
Cc: Jacobsen, Dana <[dana.jacobsen@sol.doi.gov](mailto:dana.jacobsen@sol.doi.gov)<mailto:[dana.jacobsen@sol.doi.gov](mailto:dana.jacobsen@sol.doi.gov)>>  
Subject: Question from FWS

Peter and Walt,

Thanks for chatting this morning about potential settlement at Richardson Flat. I sent an email to Fish and Wildlife, and they asked the following:

How many acres is the property? How many acres are in the floodplain/have been restricted? I know we've had some preliminary conversations, but it would be helpful if I can pass along an email. You can also reach out directly to Dana Jacobsen, the DOI attorney on this case, copied on this email.

Thanks,

ap

Amelia Piggott  
Senior Assistant Regional Counsel  
CERCLA Enforcement Section  
Office of Regional Counsel  
U.S. EPA Region 8  
(303) 312-6410

--  
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